

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

OCTOBER 20, 2008

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger  
Steve Lichtenfeld, Aldermanic Representative  
Craig Owens, City Manager  
Jim Liberman  
Mark Lopata (left at 6:15 p.m.)  
Ron Reim

Absent:

Scott Wilson

Also Present:

Kevin O'Keefe, City Attorney  
Catherine Powers, Director of Planning & Development Services  
Jason Jaggi, Planner

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES

The minutes of the October 6, 2008 meeting were presented for approval. Marc Lopata asked that the last paragraph of Page 2 be amended to read: "Marc Lopata indicated that based on his calculations, these barrels will fill up in 74 seconds, *all rain water will go to the street and that the City is neglecting its obligation to mitigate storm water impact.*" The minutes were then approved, as amended, after having been previously distributed to each member.

CONDITIONAL USE PERMIT/OUTDOOR DINING – NEW RESTAURANT – MY DADDY'S CHEESECAKE – 6451 CLAYTON ROAD

Rob Jacknewitz, agent for restaurant owner, was in attendance at the meeting.

Catherine Powers explained that the applicant proposes a casual bakery and café establishment featuring breakfast, lunch & dinner entrees and desserts. She stated that My Daddy's Cheesecake will be approximately 2,396 square feet in size and will accommodate 56 patrons in the dining area and another 25 customers on the patio facing University Lane. Parking will be available in the building's parking garage and the building owner has also secured 13 parking spaces across Clayton Road on Bellevue for employee parking. Proposed hours of operation are 6:30 a.m. until 10:00 p.m., seven days a week. Deliveries to the restaurant will be made to the rear building loading dock. Catherine indicated that the restaurant will not offer a delivery service and trash dumpsters are located in the rear of the building. Catherine stated that the inclusion of a casual dining establishment will provide convenience to building residents and the general public and that it is anticipated that there will be significant walk-in traffic from St. Mary's Hospital as well as the surrounding neighborhood and therefore, staff recommends approval of the Conditional Use Permit to the Board of Aldermen with the condition that employees park in the parking spaces available on Bellevue Avenue.

Chairman Sanger asked if this restaurant is replacing a previously approved restaurant at this location.

Catherine Powers replied "yes". She stated that this will replace San Sai Japanese Grill.

Mr. Jacknewitz stated that Catherine covered about everything. He explained that the differences between the approved San Sai and this restaurant are that the 101 seats were approved for San Sai, whereas this restaurant will have a total of 81 seats and that this restaurant is not serving liquor. He advised the members that parking has been secured.

Chairman Sanger asked if this is a local establishment.

Mr. Jacknewitz indicated that they are based out of Cape Girardeau and are very successful there. He stated that they have an extensive menu.

Chairman Sanger asked about cooking.

Mr. Jacknewitz indicated that they have a Type 1 hood and a chase to the roof and that all exhaust fans are on the roof.

Jim Liberman asked if there will be carry out.

Mr. Jacknewitz replied "yes".

Marc Lopata asked Mr. Jacknewitz if he was aware this is a LEED Certified building.

Mr. Jacknewitz replied "yes".

Marc Lopata asked if the restaurant owners have considered LEED Certification for the interior.

Mr. Jacknewitz indicated that they have considered that.

Steve Lichtenfeld asked if the hours differ between the two restaurants.

Catherine Powers indicated that this restaurant will open earlier since they offer breakfast.

Mr. Jacknewitz clarified that the restaurant only plans to be open until 9 p.m. Sunday through Thursday and until 10 p.m. Friday and Saturday.

Catherine Powers advised the members that staff is aware of that; however, in the event the restaurant decides at a later time to remain open until 10 p.m. the entire week, so as not to have to amend the Conditional Use Permit, the permit will allow for a 10 p.m. closing the entire week.

Chairman Sanger asked when they plan to begin construction.

Mr. Jacknewitz indicated that they hope to begin in November.

Being no further questions or comments, Steve Lichtenfeld made a motion to recommend approval of the Conditional Use Permit per staff recommendations. The motion was seconded by Marc Lopata and received unanimous approval of the members.

The outdoor dining application was now up for review.

Catherine Powers explained that the applicant is proposing to operate outdoor dining on the patio on west portion of the DeMun Pointe building which is located entirely on private property. 25 seats at 11 tables are being requested in the outdoor dining area. Four of the tables will be square with two seats each and seven tables will be square with four seats each. The tables and chairs will be black metal. Tan umbrellas are also being requested. A three foot in height metal pedestrian barrier painted to match the building is also proposed. Catherine stated that the proposed improvements serve the original intention of providing a restaurant at this location and that the outdoor dining area will be a positive addition to this section of Clayton Road and recommends approval with the following conditions:

1. That the applicant receive an Outdoor Dining Permit prior to operating the outdoor dining area.
2. That the number of tables be limited to no more than 11 and chairs to no more than 25.
3. That no logos or advertising be located on the umbrellas.

Mr. Jacknewitz indicated that the furniture sample was ordered but had not yet arrived. He indicated that the number of tables/seats proposed equal that which was approved for San Sai.

Steve Lichtenfeld stated that he is concerned that all the tables could seat 4 patrons each and asked for assurance that there will only be a maximum of 25 seats.

Jason Jaggi concurred.

Rob Jacknewitz indicated that they only intend to seat 25 patrons outside.

Jim Liberman asked why no outdoor seating is provided on the south side.

Rob Jacknewitz indicated that it is not conducive to outdoor seating.

Steve Lichtenfeld asked where the name of the restaurant will go.

Jason Jaggi replied “the awning”.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendation and staff’s approval of the furniture. The motion was seconded by Marc Lopata and unanimously approved by the Board.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 121 LINDEN

Thomas Yanko, project architect, was in attendance at the meeting.

Catherine Powers indicated that the proposed project consists of a 2-story, approximately 28.75 feet in height, 8,238 square foot brick and stone single-family residence with a four-car tandem-parked below grade side entry garage. In addition to the primary residence, a small 152.5 square foot pool cabana is proposed in the rear yard. The site measures approximately 16,234 square feet and is located in the Bemiston subdivision. Catherine indicated that the R-2 Single Family Dwelling District allows up to 55% impervious coverage and the plans indicate that the existing impervious coverage is 5,525 square feet or approximately 34% of the site; the new plans show impervious coverage at 8,553 square feet or 52.7% of the site. A storm sewer inlet is located at the northwest corner of Maryland and Linden. The applicant is proposing to install a new public sewer in order to tie into this sewer. The new sewer will be placed within the right-of-way, interior to the sidewalk in front of 103 and 105 Linden. The driveway will be constructed of exposed aggregate concrete. All downspouts and drains will be connected to the new sewer. The Public Works Department has reviewed this site plan and finds the storm water plans acceptable. Catherine indicated that trash storage is shown within an alcove at the basement level off the driveway and screened with an ornamental steel fence and gate and the HVAC units are shown on the north side yard and screened with a 4-feet tall wood privacy fence. With regard to landscaping, the landscape plan shows 111 caliper inches of trees to be removed which require replacement. The applicant is proposing 123-inches of replacement trees. The applicant is proposing to preserve and protect five trees and three street trees. Due to the high-level of site disturbance, the City’s contracted Landscape Architect has recommended that several trees receive remediation to assist in the survivability of these trees. Catherine indicated that the proposed impervious coverage on the site is significantly higher than the existing conditions, near the maximum allowed of 55%. To

mitigate the increase, the applicant is proposing to install a public storm sewer which will tie into the existing line at the intersection of Maryland and Linden. (A similar arrangement was approved by the Plan Commission in April 2008 associated with the proposed new single family residence at 105 Linden). This sewer will cause disturbance in front of the neighboring properties to the south and as such, the contractor should notify the property owners of this disturbance in the right-of-way and make reasonable accommodations to limit the disruption. In addition, the right-of-way should be restored to pre-construction condition at the direction of the Public Works Department. Due to the high degree of site disturbance, tree protection measures are to be implemented for the remaining trees on site. The City's contracted landscape architect recommends that the trees receive root pruning after excavation. In addition, staff recommends that the tree protection fencing be in place and inspected by the City prior to receiving a demolition permit. To oversee these efforts, staff recommends that the City's contracted Landscape Architect perform inspections to assure that these on-site tree protection measures are implemented. Staff further recommends that a landscape bond equaling the caliper inches of trees impacted on private property be provided prior to the issuance of a building permit and if it is determined that the trees have not survived the impact of construction, the bond can be tendered or a revised landscape plan can be presented to the City for approval accounting for the lost caliper inches. Catherine stated that staff believes the impervious coverage, storm water mitigation, and setbacks are in conformance with the R-2 Single Family Zoning Ordinance requirements and recommends approval of the site plan with the following conditions:

1. That the tree protection fencing be inspected by the City's contracted Landscape Architect prior to receiving a demolition permit;
2. That the applicant root prune after excavation or undertake any tree remediation work upon recommendation by the City's contracted Landscape Architect and that proof of such remediation work be provided to the City upon completion;
3. That a landscape bond in the amount of \$8,160 be required (totaling the caliper inches of trees on private property impacted at a rate of \$120 per inch) for a period of one year after certificate of occupancy prior to receiving a building permit;
4. That the City's Tree Protection Standards be followed for all trees which are to remain;
5. That the contractor notify the property owners of 105 Linden and 103 Linden that disturbance in the right-of-way will take place and that the contractor make reasonable accommodations to limit the disruption. After construction, the R-O-W must be restored to the satisfaction of the Public Works Department; and
6. That all costs associated with the storm sewer installation be the sole responsibility of the subject property owner.

Mr. Yanko clarified that the square footage calculation includes the basement and basement garage. He stated that the square footage of the first and second floors is 6,237.

Chairman Sanger asked the square footage of the existing house and garage.

Mr. Yanko indicated that the existing footprint is 2,438 square foot whereas the proposed footprint is 3,875 square feet.

Steve Lichtenfeld asked if a new home at 105 Linden could also connect to this new storm sewer.

Mr. Yanko replied “yes”. He stated it will be a 12” pipe and could also serve a new home across the street.

Marc Lopata pointed out that this is a 55% increase in impervious coverage. He asked if a similar problem to that recently discovered on North Bemiston could occur here as well.

Catherine Powers indicated that she cannot be sure of that. She stated that it is hoped that the issues are different here. She stated that she is aware that 105 Linden will probably be demolished.

Chairman Sanger asked if there are any retaining walls abutting the sidewalk at 103 Linden.

Marc Lopata replied “no”.

Chairman Sanger indicated that Marc raised a good question and asked Kevin O’Keefe to provide comment.

Kevin O’Keefe stated that he does not know if an issue may be raised by a neighboring property owner, but that the City has no objections to utilizing the right-of-way for the installation of a storm sewer and that this should improve the storm water situation.

Ron Reim commented that this should be considered before a vote is taken.

Mr. Yanko indicated that there is only one shrub in the pathway of this new storm sewer line.

Marc Lopata reiterated that it is the City’s obligation to mitigate storm water run-off and that the City is not doing that. He stated that this proposal is only piping water to an MSD facility and keeping run-off from entering onto the street. He stated that other means of storm water mitigation should take place such as pervious concrete driveways, etc.

Jim Liberman asked Mr. Yanko if they considered a pervious driveway.

Mr. Yanko indicated that the driveway is sunken.

Marc Lopata stated that a pervious driveway would still reduce the amount of water leaving the site.

Mr. Yanko stated that water still has to be collected and sent somewhere.

Chairman Sanger stated that in his opinion, the applicant is meeting the requirements for storm water mitigation.

Marc Lopata stated that 5 trees that are a minimum of 2-feet in diameter are being lost as a result of this project. He stated that the City receives something on the order of \$120.00/caliper inch lost, but that doesn't discourage developers from removing trees in favor of over-sized houses. He indicated that a typical 30" tree can clear the way for 500-600 square feet of buildable area, and for a 2-story structure, this can mean an additional \$300,000 in sale price for the developer. He stated that removing these 5 trees is giving away ¾ million dollars to development, and the City just loses more trees – and we are supposed to be a Tree City. He indicated that many of the newly planted Hornbeam trees on the south side of the site will probably die because there is nowhere for the roots to go and that they are cramming too much house on the lot.

Chairman Sanger asked if the project meets Code.

Catherine Powers replied "yes".

Mr. Jack Oates, 103 Linden, stated that he suffers greatly from this lot and the next one as all their run-off goes to his property.

Chairman Sanger asked if water run off from 121 Linden is currently day lighted.

Mr. Yanko replied "yes". He stated that most of the storm water with this new proposal will be directed to the storm sewer and that the run off will be reduced by about 80%.

Mr. Oates asked where this new line will be located.

Chairman Sanger indicated that it will go in the easement between the sidewalk and the property line.

Mr. Oates asked if the corner wall will be rebuilt.

Mr. Yanko advised Mr. Oates that the line will not go that far.

Marc Lopata asked about the driveway from the garage to the turn around area.

Mr. Yanko indicated that including the 2' recessed garage doors, the driveway is 22' wide.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the site plan per staff recommendations. The motion was seconded by Jim Liberman and received

the following voice call vote: Ayes: Chairman Sanger, Craig Owens, Steve Lichtenfeld, Jim Liberman, and Ron Reim. Nays: Marc Lopata. Motion carries.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the proposed residence will be constructed of brick with stone accents. A small amount of siding is proposed on the north elevation associated with a box bay window. Windows will be double-hung; black in color. A side entry, lower level garage is proposed. The driveway and turnaround is proposed to be exposed aggregate concrete. The roofing material will be asphalt, slate-line shingles; black in color. Trash will be located in an alcove recessed into the basement level and screened with a steel fence and the HVAC units are located on the north side of the house and screened with a 4-feet high wood fence. Catherine indicated that the streetscape drawing shows the existing 2 story house to the south and a recently constructed single family residence built in 2005 located to the north at 131 Linden. On April 7, 2008, the Architectural Review Board approved plans for a new single family residence at 105 Linden. Plans for a building permit to construct this residence have not been submitted. Staff believes the proposed residence represents a quality design which fits well with approved plans at 105 Linden and the existing structure to the north and recommends approval as submitted. Catherine noted that most of the neighborhood is rebuilt and that this home is in keeping with the other newer structures.

Mr. Yanko presented a color rendering to the members. He stated that the massing in the front compliments the house to the north. He indicated that the project features an interior courtyard and a south entry, lower level garage. He stated that the pool house mimics the architecture of the primary structure. Material samples were presented.

Steve Lichtenfeld asked about the chimney in the master bedroom portion, east elevation.

Mr. Yanko indicated that there are two fireplaces; one in the courtyard on the right side (outside) and one on the left side of the master bedroom.

Jim Liberman asked about the cabana.

Marc Lopata asked about the material of the retaining wall.

Mr. Yanko indicated that it is a concrete wall with brick veneer and a stone cap.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Jim Liberman and received the following voice call vote: Ayes: Chairman Sanger, Craig Owens, Steve Lichtenfeld, Jim Liberman, and Ron Reim. Nays: Marc Lopata. Motion carries.

Note: Marc Lopata left the meeting (6:15 p.m.).

PUBLIC HEARINGS (2) – REZONING, PLANNED UNIT DEVELOPMENT (PUD), SITE PLAN REVIEW AND ARCHITECTURAL REVIEW – ADDITION/RENOVATION TO

EXISTING STRUCTURE – 216 NORTH MERAMEC (HOTEL INDIGO PROJECT-FORMERLY DANIELE HOTEL)

Mr. Craig Saur (Conrad Properties), owner/developer, was in attendance at the meeting.

Catherine Powers read the majority of staff's memorandum as follows: She explained that this is a public hearing and subsequent consideration of Rezoning, Planned Unit Development and Site Plan Review for a mixed-use project at 216 N. Meramec Avenue (location of the current Daniele Hotel) to be known as Hotel Indigo. The above stated public hearing and reviews are being considered together in this memo because the project is a complete package with each element an integral part of the whole. The proposed mixed-use project consists of a 5 story, 59,609 square foot hotel/restaurant with 94 total parking spaces in a below grade garage and on a surface lot. The Zoning Ordinance requires 94 spaces for this hotel use, so the number of spaces being provided meets this requirement. The number of parking spaces has been increased from the present conditions due to restriping of the garage and surface parking lot. Due to the limitations of the existing structure, the standard parking space dimension of 9 X 18 cannot be achieved. The project consists of the addition of one story onto the existing four story structure, upgrading fire protection by sprinklering the building and bringing the building into conformance with ADA accessibility requirements. Additionally, City streetscape will be installed along Meramec Avenue. Substantial interior renovations are also part of the project. Once renovation is complete, the hotel will contain 119 rooms and feature a 1,934 square foot restaurant open to the public. Catherine indicated that this project meets the vision of the Business District Master Plan specific to the North Meramec Area. Catherine continued to explain that Planned Unit Developments are a distinct zoning district and therefore, a rezoning from C-2 "General Commercial District" to a Planned Unit Development District is required. She indicated that hotels with public restaurants have recently been approved as eligible projects for consideration of a Planned Unit Development (PUD). This project meets the criteria established for a PUD in that it meets two of the four categories required for eligibility, exceeds 50,000 square feet in size and is unable to meet the established zoning criteria since the 2.51 Floor Area Ratio (FAR) exceeds the maximum FAR of 1.5 in the C-2 Zoning District. The project provides public benefit in exchange for the FAR waiver by meeting the following benefits as outlined in Article 12, Section 12.3 of the Zoning Ordinance:

- Garage entryways by virtue of their location, materials and design blend with the architecture of the surrounding neighborhood;
- Extensive use of high quality building materials that would add significant value to the property and benefit the adjacent properties;
- Provision of new public infrastructure including, but not limited to streets, curbs, sidewalks, sanitary sewers, storm water sewers, lighting and public parking.

Catherine indicated that the impervious coverage of the site remains unchanged at 99%. Since this is an existing building, the increase in water is minimal. The project will continue to be connected to the storm sewer. The traffic issue was reviewed by Parsons/Brinckerhoff and

they concluded that additional square footage was not sufficient to warrant a traffic study (See Exhibit A). The developer has agreed to provide City streetscape along Meramec Avenue per the standards established by the City of Clayton's Public Works Department. This project has many elements that will have a positive impact on the City. The existing Daniele Hotel is outdated and does not meet current Fire Codes or ADA standards. The renovation will upgrade the building's interior and meet current code provisions. Additionally, the project will provide a unique hotel without adversely impacting traffic. Staff recommends conducting the public hearing and vote independently on the rezoning, Planned Unit Development and Site Plan and to recommend approval of the rezoning and Planned Unit Development to the Board of Aldermen and approve the Site Plan with the following conditions:

1. That the hotel be branded as a Hotel Indigo. Any other brand must receive written approval by the Board of Aldermen;
2. That City streetscape be installed per the provisions of the City Streetscape Plan and be approved by the City's Public Works Director;
3. That the building be fully sprinklered and brought into compliance with ADA standards;
4. That a public restaurant be part of the project and continue throughout the life of the hotel use; and
5. That the developer enter into an agreement with the Public Works Department regarding maintenance of the portion of the existing garage structure that encroaches into the public right-of-way.

Jim Liberman made a motion to open the public hearing. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

Mr. Saur introduced himself, stating that Conrad Properties has been in business since 1971. He stated that the 47,000 square foot, 82 room hotel structure with underground parking was built in 1964. He indicated that the hotel is not currently in operation. He stated the current Floor Area Ratio (FAR) is 2.0 and that the PUD is being requested to allow for a FAR of 2.51, by the addition of a 5<sup>th</sup> floor. He indicated that this project is eligible for a PUD as it contains 2 of the 4 eligible uses (hotel & public restaurant). He stated that many improvements are being made in conjunction with this project including ADA compliance, City streetscape and providing a fire sprinkler system for the entire building.

Chairman Sanger asked about the restaurant.

Mr. Saur indicated that it is a "grab and go", casual quick service type restaurant, but that there will be seating.

Jim Liberman asked if there are waiters.

Mr. Saur replied “no”; he stated there will be staff. He indicated that the restaurant, which will be open to the public, is open and not confined.

Chairman Sanger asked if it will be open for dinner.

Mr. Saur replied “yes”.

Chairman Sanger asked if Indigo will manage the hotel.

Mr. Saur replied “no”. He stated it will be managed by CPC.

Chairman Sanger asked if the entire building will be gut rehabbed.

Mr. Saur indicated that the common areas and bathrooms are to be completely rehabbed, but the room dimensions are staying the same. Mr. Saur then provided a height comparison of this building, after the 5<sup>th</sup> floor addition, to other area buildings. He stated that new HVAC systems will be installed as well as a fire sprinkler system. He stated that plasma televisions will be provided in all the rooms. He stated that they hope to have 150 Hotel Indigos in the United States whereas currently there are 50. He indicated the project also includes enclosing the overhang to provide more interior space and a new aluminum sign. He stated that there is no change in use, the setbacks and height meet the provisions of the Code and the only waiver being asked for is FAR. He stated that numerous repairs/improvements are being made and that this building will be very attractive.

Jim Liberman asked how tall this building will be after the addition of the 5<sup>th</sup> floor.

Matt Gurley, project architect, indicated that it is 54’-6” measured from the ground to the parapet.

Jim Liberman commented that he is not sure that his concern falls within the PUD portion of the review, but that he has concerns with the dry’vit material being proposed for the new 5<sup>th</sup> floor.

Mr. Gurley stated that the brand name is EIFS, which they believe blends well with the architecture below and comes with a 25 year warranty.

Catherine Powers indicated that although staff would prefer a different material for the addition, the renovation as a whole will add value to the property and bring the building up to Code.

Jim Liberman asked if other materials were considered. He stated that what is shown on the color rendering does not look like EIFS; it looks like metal or glass, which he believes would be attractive.

Mr. Saur stated that the rendering was not prepared to purposely look like something other than EIFS. He added that the building has been neglected and that this is a \$13.5 million renovation/upgrade which will increase the value of the property.

Steve Lichtenfeld asked about the number of parking spaces being provided (94) for 119 hotel rooms plus employees.

Jason Jaggi indicated that they are providing parking at .75 spaces/room and 1:300 for the office space. He explained that restaurants within hotels do not have to provide additional parking. He added that some of the spaces being provided are down to 8 feet in width as the existing columns cannot be moved.

Mr. Saur indicated that the “better” spaces will be left for the hotel patrons.

Mr. Tom Lucas, 8010 Pershing, asked if the building will be LEED Certified.

Mr. Saur indicated that they will not pursue LEED Certification at this time as it is time consuming and expensive. He reminded everyone that numerous renovations/upgrades are taking place.

Mr. Gurley stated that they fell only 1 point short of certification.

Chairman Sanger then asked why they don’t proceed with certification.

Mr. Gurley reiterated that it is time consuming and very costly.

Chairman Sanger stated that the City encourages LEED Certification.

Mr. John Rose, University City resident and former Daniele Hotel employee, commented that many people lost their jobs when Daniele closed and it is nice to see that a hotel will be operating again.

Ms. Barb Cook, 205 N. Central Avenue, asked if the hotel entrance will be off North Meramec.

Mr. Saur replied “yes”.

Ms. Cook asked where the drop-off for luggage will be.

Mr. Saur indicated that there will be a drop off area in front on the street (a City parking meter will be eliminated for this purpose).

Ms. Sandy McClain, 202 N. Brentwood Boulevard, asked if they have financing for this project.

Mr. Saur indicated that they have been here since 1971 and they have received financing for all previous projects. He stated they will do all they can to get financing and believes they will be able to do so.

Chairman Sanger asked about the timeline.

Mr. Saur indicated that they hope to begin construction early next year and be open by the end of next year.

Mr. Chuck Cook, 205 N. Central Avenue, commented that the 5<sup>th</sup> floor is entirely different and not compatible with the rest of the building.

Being no further questions or comments, Jim Liberman made a motion to close the public hearing. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

Steve Lichtenfeld made a motion to recommend approval of the rezoning from C-2 to a PUD to the Board of Aldermen. The motion was seconded by Jim Liberman and unanimously approved by the members.

Ron Reim made a motion to recommend approval of the PUD to the Board of Aldermen per staff recommendations. The motion was seconded by Jim Liberman and unanimously approved by the members.

Steve Lichtenfeld made a motion to approve the site plan per staff recommendations. The motion was seconded by Jim Liberman and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that a 5<sup>th</sup> floor EIFS addition is proposed. The height of the structure, after the addition, will be approximately 54.5-feet. The addition will contain EIFS exterior materials with windows placed in proportion to the existing structure. Exposed steel bracing members are shown on the 5<sup>th</sup> floor addition. The color of the EIFS is shown in two shades of gray. The roof of the addition will be a flat roof membrane system concealed with a parapet wall. The plans show the existing rooftop cellular equipment will be reinstalled with new screening. The hotel will receive a new entryway design with a metal canopy extending along the face of the building and wrapping along the side. The entrance storefront windows are shown with etched glass. Catherine indicated that the existing street trees will be removed and replaced in accordance with the City's streetscape standards. According to the landscape plan, 28 caliper inches of additional trees will be removed. The applicant is proposing to replace only 2-caliper inches. The plans indicate that a fee of \$3,120 in-lieu of replacing the 26 additional caliper inches will be provided. The hollies will be located in the existing planter boxes adjacent to the sidewalk. Other small planting beds are shown to contain small shrubs and annuals. A new wall sign featuring the Hotel Indigo logo is proposed on the front elevation. The sign will contain back lit metal letters and is shown not to exceed 50 square feet. The size of the sign is in conformance with the Sign Ordinance. Catherine stated that the proposed addition and exterior improvements will compliment the existing structure while adding distinction to the 1960's design. The location of the signage is appropriate for the design of the building and meets the size provisions of the Sign Ordinance. The landscaped areas are minimal but, with the inclusion of City streetscape, the appearance of the site as viewed from the street will be enhanced and staff recommends approval with the following conditions:

1. That the applicant receive a Sign Permit prior to the installation of the building signage,
2. That the applicant install City Streetscape per the provisions of the City Streetscape plan and be approved by the City's Public Works Director.

Mr. Gurley presented a color rendering and floor plan to the members. He stated that the parking area will be repaired and resurfaced and that trees were added where possible. He stated that the restaurant will have a full service kitchen that will cook and serve pre-made meals. He stated that the building will be fully ADA accessible and will, after renovation, comply with egress standards. He stated that the bathrooms will be extended to provide oversized showers.

Chairman Sanger asked if the rooms will become smaller.

Mr. Gurley replied "no"; he stated that about 2' of the sleeping area will be lost to make way for the larger bathrooms.

Steve Lichtenfeld asked if the corridors will remain where they exist today.

Mr. Gurley replied "yes".

A brief discussion ensued regarding seismic requirements. Mr. Gurley informed the members that nothing had to be done to the existing building to meet seismic requirements.

Chairman Sanger asked if the entire building, including the 5<sup>th</sup> floor, will meet seismic requirements.

Catherine Powers replied "yes".

Mr. Gurley indicated that EIFS is a stucco product and is cost effective. He stated the product has received a bad reputation.

Chairman Sanger asked if the product is a water managed system.

Mr. Gurley replied "yes". He indicated that the panels are broken up to give the top floor a lighter appearance.

Chairman Sanger commented that clearly, the rendering appears to depict steel panels.

Mr. Gurley indicated that the EIFS panels are not glossy and that they have a fine texture, but look smooth from a distance.

Jim Liberman asked if all the windows are being replaced.

Mr. Gurley replied "yes".

Jim Liberman asked if there is color to the glass.

Mr. Gurley indicated that the glass is clear.

Steve Lichtenfeld asked if there are plans to cover the vertical concrete.

Mr. Gurley indicated that the concrete is to be sealed, repaired and painted white (same color as they are currently).

Chairman Sanger asked if they considered brick panel for the 5<sup>th</sup> floor.

Mr. Gurley indicated that they looked at a lot of different materials, including brick panels, but other materials increase the weight.

Craig Saur informed the members that the EIFS only adds 10% to the existing building.

Chairman Sanger asked if brick panel would add more than 10% weight.

Mr. Saur indicated that he does not know about the weight, but he know he could not match the existing brick.

Steve Lichtenfeld commented that he likes the proportions as it gives a crown to the building, but he is not sold on EIFS and that EIFS shows weathering.

Mr. Gurley referred to the Maryland Walk penthouse.

Ron Reim indicated that he agrees with Steve in that the massing is acceptable, but that he, too, has a concern with EIFS and the aluminum columns. He stated that aluminum panels would be great but agrees they are more expensive.

Steve Lichtenfeld commented that the flat roof is better.

Mr. Cook commented that the 5<sup>th</sup> floor is smaller than the floors below.

Mr. Gurley indicated that the EIFS is set back up to 3' on the front elevation and about 18" in the back.

Mr. Cook stated that he is concerned that the 5<sup>th</sup> floor will look like mechanical screening.

Mr. Saur indicated that it will not look like mechanical screening.

Jim Liberman noted that the east elevation is almost flush.

Craig Owens asked if the piece in the window is neon.

Mr. Gurley stated it is the Hotel Indigo logo which will be etched glass.

Chairman Sanger noted that the use of EIFS was not negatively mentioned in staff's memorandum.

Catherine Powers indicated that staff is aware that it would be difficult to match the brick.

Jim Liberman asked that the applicant consider the use of a different material.

Mr. Saur stated that if much cost is added to the project, they cannot proceed. He stated that metal panels are not feasible, but they could add reveals to the EIFS.

Jim Liberman commented that EIFS is not this Board's favorite material. He asked that they consider other materials and come back for further consideration, especially for the front elevation.

Being no further questions or comments, Jim Liberman made a motion to table this item for consideration at a future meeting. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

#### PUBLIC HEARING – RECODIFICATION OF ZONING ORDINANCE

Catherine Powers explained that the City has a Municipal Code of Ordinances which are codified into a master document, which has not been updated for several years. Instead, as new ordinances are adopted, they are included as a supplement within the document. Since it has been several years since the last re-codification, the document has become unwieldy, incomplete and not user-friendly. In an effort to consolidate new ordinances in one place, the City has undertaken the codification, which will place all Chapters into an organized, comprehensive format that will make it easier to update. Chapter 22, 22a and the Subdivision Ordinance will become Chapters 400, 405, 410 and 415 in the re-codified Code. In addition to the Chapter number changes, certain sections were moved to other locations within the Code to make the information consistent with the rest of the Code. Catherine indicated that there are no substantive changes to the ordinances as a result of the codification; however, any revision to the Zoning Ordinance requires a public hearing, regardless of the nature of the amendment. Therefore, this public hearing is required for the administrative changes of the re-codified Zoning Ordinance, Overlay & Urban Design Zoning Districts and Subdivision Sections. Staff recommends that a public hearing be conducted and that the Commission recommend a text amendment and codification of the City's Zoning Ordinance, Overlay & Urban Design Zoning District Regulations and Subdivision Ordinance to the Board of Aldermen.

Steve Lichtenfeld made a motion to open the public hearing. The motion was seconded by Ron Reim and unanimously approved by the Board.

There were no public comments.

Steve Lichtenfeld made a motion to close the public hearing. The motion was seconded by Jim Liberman and unanimously approved by the Board.

Being no questions or comments from the members, Jim Liberman made a motion to recommend approval of the re-codification to the Board of Aldermen. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

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Chairman Sanger asked staff for an update on the Trianon project.

Catherine Powers indicated that they are working on an agreement with the Ritz for parking and that they may be asking for a reduction in the number of on-site parking spaces. She stated that she has been told that they have until the first of the year to secure an agreement or the project may be pulled.

Chairman Sanger asked about the Centene garage.

Catherine Powers indicated that plans were expected to be delivered today; however, they have not yet been submitted.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:45 p.m.

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Recording Secretary